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WHITE RIVER SHALE OIL CORPORATION

SOCIOECONOMIC MONITORING REPORT

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WHITE RIVER SHALE PROJECT

SOCIOECONOMIC MONITORING REPORT

FIRST QUARTER 1984

White River Shale Oil Corporation
March 31, 1984

SUMMARY
WHITE RIVER SHALE PROJECT WORK FORCE
FIRST QUARTER 1984

1. Total Employees

Permanent	15
Temporary	137
	152

2. Marital Status

Single	28
Married, Single Status	20
Married, Family Status	104
No Response	0
	152

3. Location of Residence While on the Project

Jensen	5
Maeser	8
Naples	10
Vernal	75
Other Ashley Valley	35
Lapoint/Tridell	2
Roosevelt	0
On-Site	7
Dinosaur	3
Rangely	0
No Response	7
	152

4. Work Force Origin

Local	27
Nonlocal	125
No Response	0
	152

5. Location of Permanent Residence

Local	
Jensen	1
Maeser	2
Naples	2
Vernal	13
Other Ashley Valley	5
Lapoint/Tridell	2
Roosevelt	0
Dinosaur	2
Rangely	0
No Response	0
	27

New Residents*	
Jensen	3
Maeser	6
Naples	4
Vernal	23
Other Ashley Valley	15
Rangley	0
	51

Nonlocal	
Utah	17
New Mexico	2
North Carolina	8
Colorado	7
Illinois	8
Indiana	3
Kentucky	3
Other	22
No Response	6
	74

6. Type of Residence

Single Family	56
Apartment/ Condominium	45
Mobile Home	28
Recreation Vehicle	15
Motel/Hotel	5
Other	1
No Response	2
	152

7. Employees' Children

(Age)	
0-2	33
3-5	36
6-11	44
12-17	30
	143

8. Job Title

Admin/Clerical/Security	26
Carpenter/Cement	2
Electrician	4
Engineer/Technician	14
Laborer	8
Mechanic	13
Miner	51
Operator	15
Plumber/Welder	2
Supervisor	7
Truck Driver	6
No Response	4
	152

9. Previous Employment Status

Employed	75
Unemployed	65
No Response	12
	152

* Workers on the White River Shale Project that have moved to the area as a result of employment opportunities.

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PREFACE

The White River Shale Oil Corporation (WRSOC) was formed in 1974 by Phillips Petroleum Company, Sohio Shale Oil Company, and Sunoco Energy Development Co. as agent of the three owners to develop Federal Prototype Oil Shale Lease Tracts Ua and Ub. The two tracts are located in Uintah County, Utah, approximately 50 miles southeast of Vernal, Utah (Figure 1). The right to develop the tracts was obtained in June 1974 from the U.S. Department of Interior for a bonus bid of $120.7 million. Covering a total of 10,240 acres, the tracts have recoverable reserves estimated at over 700 million barrels of oil.

In 1977, due to environmental monitoring and title questions, the owner companies asked for suspension of the lease terms. That suspension continued in effect, pursuant to an injunction issued by the Federal District Court in Utah, until March 1982. On-site preparation work began in April 1982. Site work has proceeded since then in preparation for development of a room-and-pillar oil shale mine. This mine and the above-ground processing facilities are scheduled to be developed in three phases. Operation of the Phase I modular facility is planned to begin in 1988-89 (Figure 2). This would involve a 27,000 ton per day mine and shale oil production of about 16,500 barrels per day. Following the planned completion of Phase I, it is the current goal of the project owners to expand the project facilities in subsequent phases and ultimately to have a production capacity of 106,000 barrels per day in place on the leased tracts. At this level, the mine would produce 176,000 tons per day of oil shale.

It is the intention of the White River Shale Oil Corporation to cooperate with and assist public and private organizations in anticipating and mitigating socioeconomic impacts related to the White River Shale Project (WRSP). In keeping with this policy, WRSOC has established a process for monitoring the shale project's socioeconomic impacts in Utah and western Colorado. The information obtained through this monitoring process constitutes an important component of the WRSP impact mitigation program.

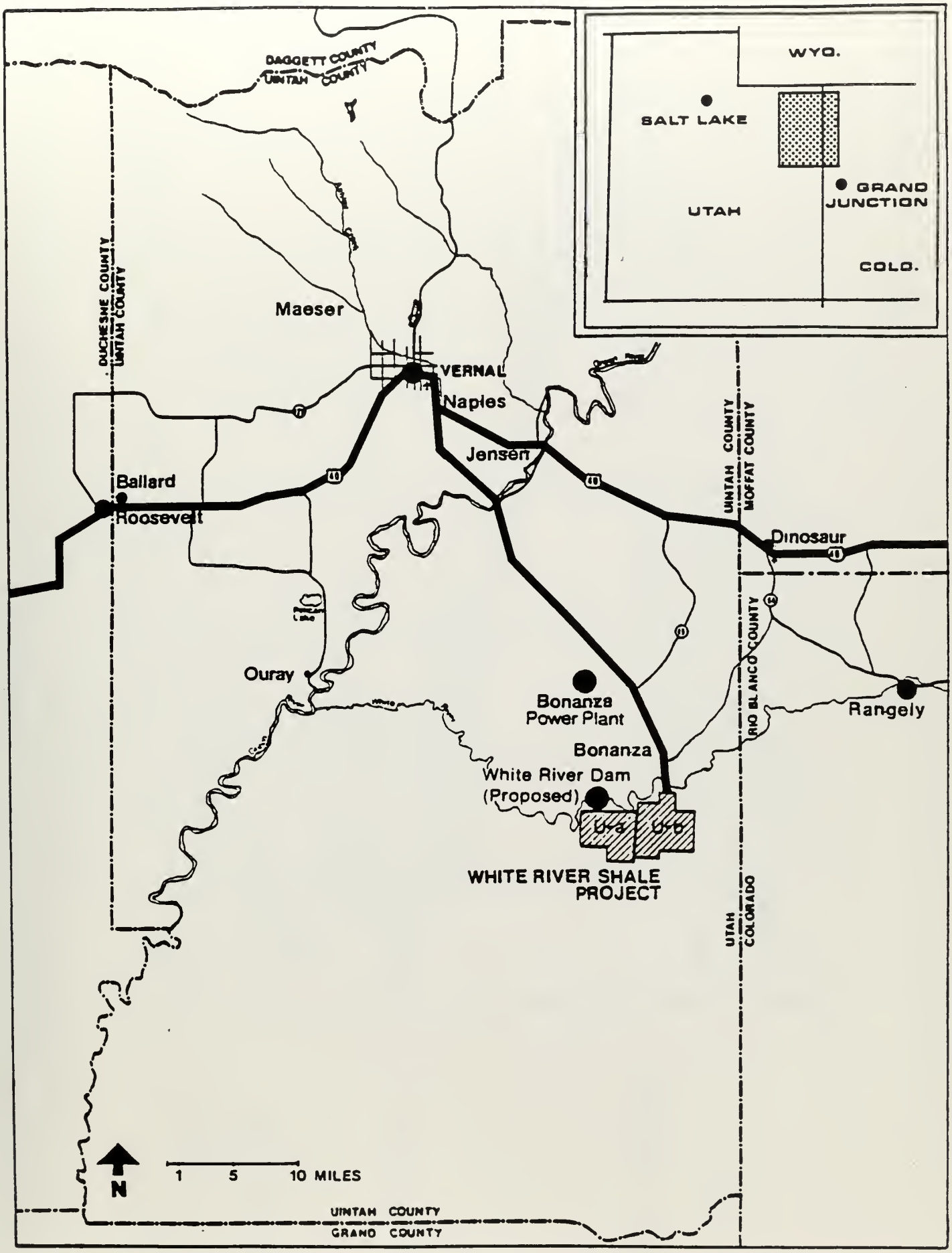
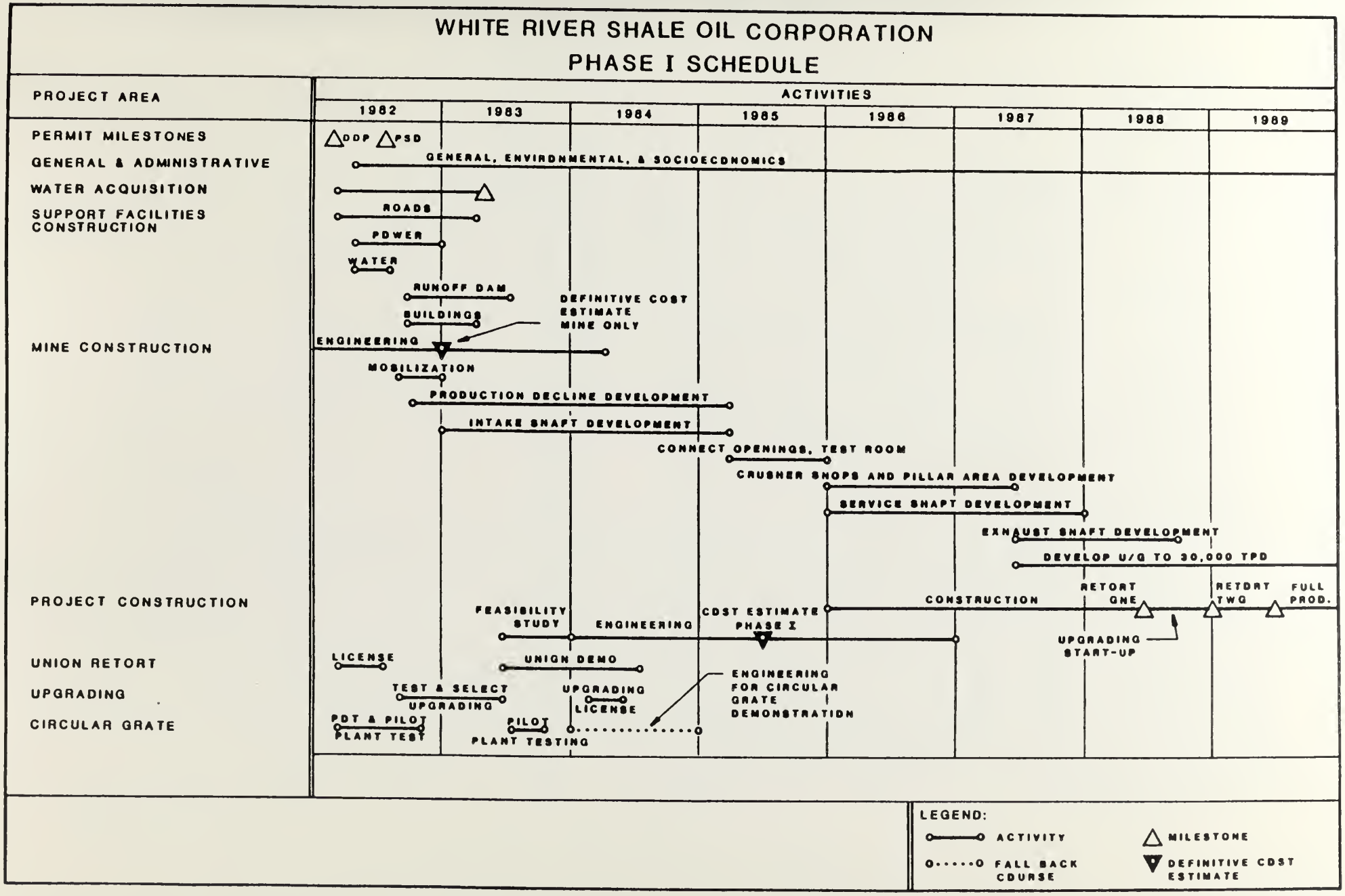


FIGURE 1: WRSP Impact Region

FIGURE 2



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I. DEVELOPMENTS AT THE PROJECT SITE

During the quarter, mine development continued with significant advancement in the decline, vertical drift and underground curvilinear access ramp. (see Figure 3). Additional detail is provided below:

1. Construction of Decline, Shaft and Related Facilities
   Contractor: Frontier-Kemper Constructors
   Description of Work: Includes sinking of a declining underground tunnel from the surface to the shale mining zone, sinking of a vertical ventilation shaft, and construction of an underground access ramp that connects the two. Also under construction is a vertical drift extending from the test station at the bottom of the ventilation shaft to the crushing station at the bottom of the decline. As of March 31, the decline was over 3,790 feet long and the shaft had reached its projected depth of approximately 1,010 feet.

In the second quarter of 1984, mine development activities will continue. No other projects are scheduled to commence during the second quarter.

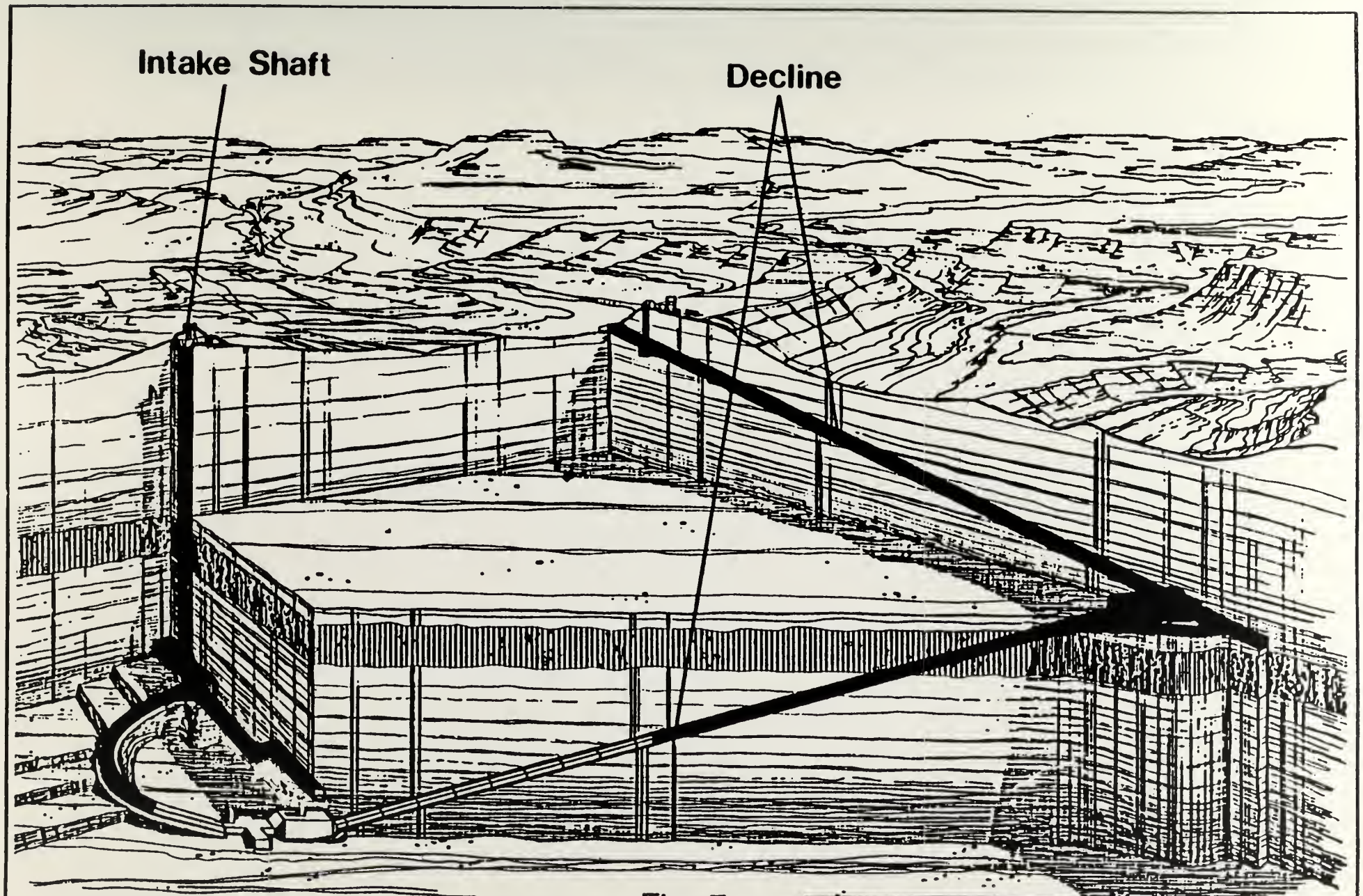


Fig. 3

WHITE RIVER SHALE PROJECT

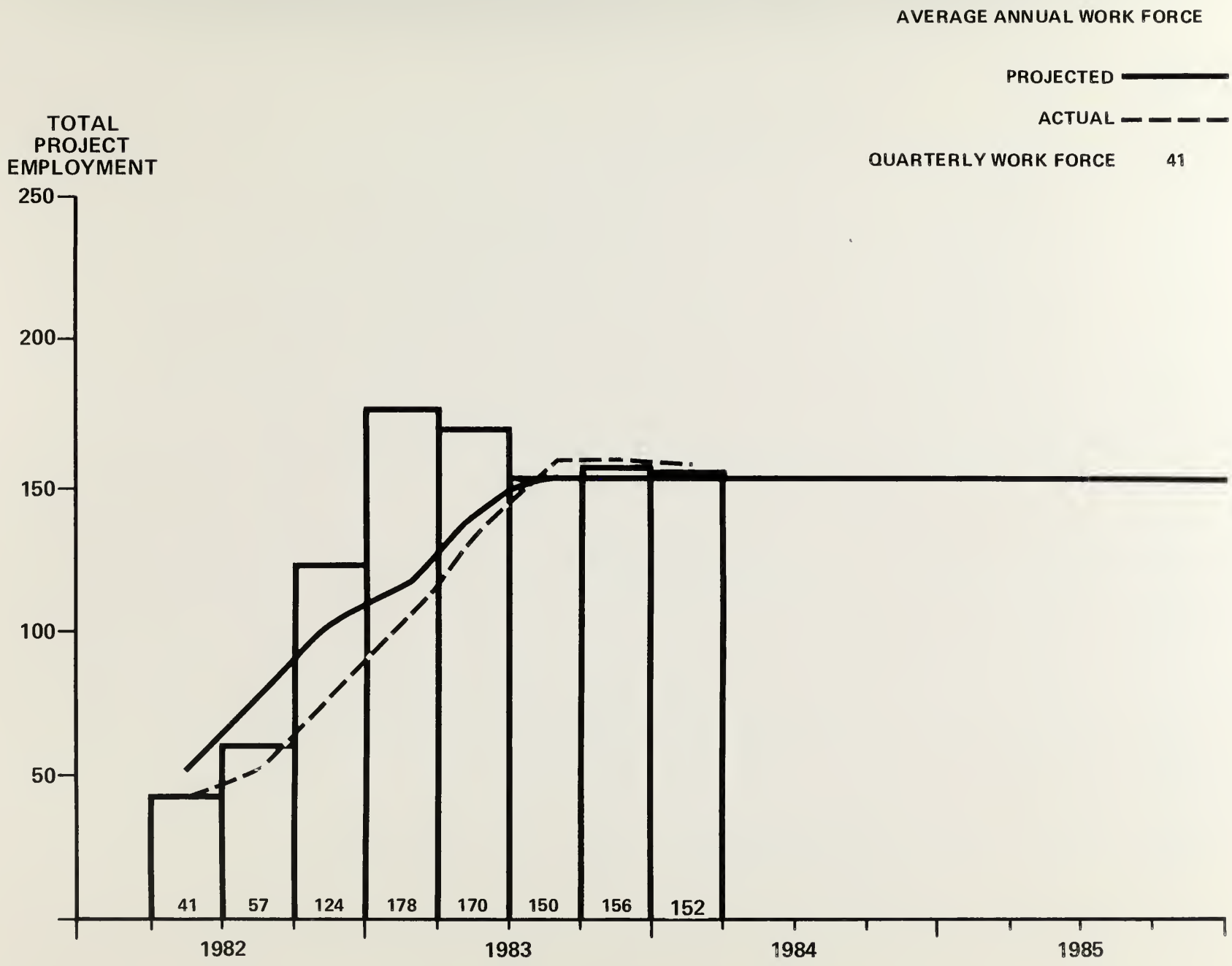
PHASE 1 PRODUCTION DECLINE & AIR INTAKE SHAFT

II. ACTUAL VS. PROJECTED WRSP EMPLOYMENT

At the end of the quarter, there were 152 persons employed on the White River Shale Project. This total is expected to remain constant for the next two quarters, with the expectation that the average annual workforce for 1983 and 1984 will be approximately 150 (Figures 4 and 5).

FIGURE 4. WRSP WORK FORCE 1982-2000.

FIGURE 5. WRSP WORK FORCE 1982-1985.



III. MONITORING DATA SUMMARY

Table I presents the results of a questionnaire compiled for the 152 persons employed on the White River Shale Project. Each person completed the questionnaire at the time he or she began work on the WRSP, and all workers updated their questionnaires in December 1983.

Table I

WRSP EMPLOYEE MONITORING DATA
SUMMARY
March 31, 1984

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
A. GENERAL				
Permanent Employees	15	10%	15	10%
Temporary Employees	137	90%	141	90%
Total Current Employees	152	100%	156	100%
B. AGE				
18-25	31	20%	35	22%
26-30	29	19%	29	19%
31-35	33	22%	29	19%
36-40	25	16%	26	17%
41-45	13	9%	13	8%
46-50	11	7%	13	8%
51-55	7	5%	7	4%
Over 56	3	2%	4	3%
No Response	0	0%	0	0%
Totals	152	100%	156	100%
Median Age:	31 Yrs.		31 Yrs.	
C. MARITAL STATUS				
Single	28	18%	28	18%
Married, Single Status	20	13%	23	15%
Married, Family Status	104	68%	105	67%
No Response	0	0%	0	0%
Totals	152	99%*	156	100%

* Is not 100% due to rounding.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
D. RESIDENTIAL LOCATION				
Jensen	5	3%	6	4%
Maeser	8	5%	11	7%
Naples	10	7%	15	10%
Vernal	75	49%	75	48%
Other Ashley Valley	35	23%	35	22%
Lapoint/Tridell	2	1%	1	1%
Roosevelt	0	0%	0	0%
On-site	7	5%	7	4%
Dinosaur	3	2%	1	1%
Rangely	0	0%	0	0%
No Response	7	5%	5	3%
Totals	152	100%	156	100%
E. PRESENT HOUSING				
Single Family Home	56	37%	60	38%
Apartment/Condominium	45	30%	48	31%
Mobile Home	28	18%	28	18%
Recreational Vehicle	15	10%	13	8%
Motel/Hotel	5	3%	4	3%
Other	1	1%	2	1%
No Response	2	1%	1	1%
Totals	152	100%	156	100%
F. PREFERRED HOUSING				
Single Family Home	77	51%	80	51%
Apartment/Condominium	33	22%	31	20%
Mobile Home	15	10%	16	10%
Recreational Vehicle	9	6%	9	6%
Construction Camp/ Modular Housing	1	1%	1	1%
Motel/Hotel	1	1%	2	1%
Other	0	0%	0	0%
No Response	16	11%	17	11%
Totals	152	102%*	156	100%
G. ORIGIN OF WORK FORCE				
Local	27	18%	26	17%
Nonlocal	125	82%	130	83%
No Response	0	0%	0	0%
Totals	152	100%	156	100%

* Is not 100% due to rounding.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
H. PERMANENT RESIDENCES				
Local Work Force				
Jensen	1	4%	2	7%
Maeser	2	7%	4	15%
Naples	2	7%	4	15%
Vernal	13	48%	11	37%
Other Ashley Valley	5	19%	4	15%
Lapoint/Tridell	2	8%	1	4%
Roosevelt	0	0%	0	4%
Dinosaur	2	8%	0	4%
Rangely	0	0%	0	0%
No Response	0	0%	0	0%
Totals	27	101%*	26	101%*
New Residents**				
Jensen	3	6%	3	5%
Maeser	6	13%	7	14%
Naples	4	8%	4	7%
Vernal	23	44%	23	41%
Other Ashley Valley	15	29%	18	32%
Rangely	0	0%	0	0%
Totals	51	100%	55	99%*
Nonlocal Work Force				
Arizona	2	3%	3	4%
California	1	1%	2	3%
Colorado	7	9%	9	12%
Illinois	8	11%	11	15%
Indiana	3	4%	3	4%
Kentucky	3	4%	2	3%
Montana	1	1%	1	1%
New Mexico	2	3%	3	4%
North Carolina	8	11%	4	5%
Virginia	2	3%	2	4%
Wyoming	1	1%	1	1%
Other	13	18%	12	16%
Utah	17	23%	17	23%
No Response	6	8%	5	7%
Totals	74	100%	75	102%*

* Is not 100% due to rounding.

** Workers on the White River Shale Project that have moved to the area as a result of employment opportunities.

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Children	% of Total	Number of Children	% of Total
I. EMPLOYEES' CHILDREN PRESENT, BY AGE				
0-2 Years	33	23%	31	22%
3-5 Years	36	25%	32	23%
6-11 Years	44	31%	44	31%
12-17 Years	30	21%	34	24%
Totals	143	100%	141	100%
Median Age:	6 Yrs.		6 Yrs.	

	Number of Workers	% of Work Force	Number of Workers	% of Work Force
J. PREVIOUS EMPLOYMENT STATUS				
Employed	75	49%	86	55%
Unemployed	65	43%	56	36%
No Response	12	8%	14	9%
Totals	152	100%	156	100%

K. PLANS TO MOVE FAMILY TO AREA				
Plan to Move Family	24	16%	27	17%
Don't Plan to Move Family	27	18%	37	24%
Family Already in Area	75	49%	82	53%
No Response	26	17%	10	6%
Totals	152	100%	156	100%

	CURRENT QUARTER		PREVIOUS QUARTER	
	Number of Workers	% of Work Force	Number of Workers	% of Work Force
L. JOB TITLE				
Admin/Security	20	13%	17	11%
Carpenter	2	1%	4	3%
Cement Finisher	0	0%	3	2%
Clerical	5	3%	5	3%
Electrician	4	3%	3	2%
Engineer	12	8%	12	8%
Laborer	8	5%	6	4%
Mechanic	13	9%	13	8%
Miner	51	34%	51	33%
Operator	15	10%	19	12%
Supervisor	7	5%	7	4%
Technician	2	1%	2	1%
Truck Driver	6	4%	9	6%
Welder	2	1%	1	1%
Other	1	1%	0	0%
No Response	4	3%	4	3%
Totals	152	101%*	156	101%*
M. TRAVEL TO WORK				
Drive Alone	54	36%	42	27%
Car Pool	89	59%	103	66%
Other	8	5%	11	7%
No Response	1	1%	0	0%
Totals	152	101%*	156	100%

* Is not 100% due to rounding.

IV. LOCAL IMPACT ANALYSIS

A question and concern to many local officials is the socioeconomic impact caused by the development of the WRSP on their particular city or district. This section describes the general population impacts as determined by the WRSP monitoring program and focuses on municipalities, water and sewer districts, and school districts. The information presented in this section is derived from Tables II-IX which follow this section.

A. Incorporated Cities

Vernal

There are presently 75 WRSP workers living in Vernal. Of the 75, 11 are local workers, while another 23 have established permanent residences in Vernal since coming to the project. The other 41 workers are nonlocal, with approximately 55% of those being single or single status. Of the 75 that live in Vernal, 19 live in single-family homes, 27 live in apartments, 18 live in mobile homes, with the remainder in motels or other accommodations. The total population of WRSP workers and dependents in Vernal City is 195.

Naples

Ten WRSP workers reside in Naples. Of that ten, two are local, four are new residents, while the other four are nonlocal workers. Five of the workers in Naples reside in apartments, while another three are in single-family homes. The total population of WRSP workers and dependents in Naples is 26.

Other Incorporated Cities

Three WRSP workers reside in Dinosaur, Colorado. Two workers on the project are living in the Lapoint/Tridell area. No workers are commuting from the cities of Rangely or Roosevelt this quarter.

B. Unincorporated Areas

Ashley Valley

In the Ashley Valley, the unincorporated area includes all of the area that is not a part of the cities of Vernal and Naples. At present, 48 WRSP workers live in the unincorporated area. Of that 54, ten are local workers and 38 are nonlocal. Over 80% of these workers are married and have their families with them, with the remaining workers being single or single-status. Total population of WRSP workers and dependents in the unincorporated area is 149.

C. Water and Sewer Districts

Jensen Water District

The Jensen Water District has five WRSP workers living within its boundaries. Of the five, all are married workers and are accompanied by their families. One of the five is a local worker. For housing accommodations, two workers live in single-family homes, while the other three live in mobile homes. Total population of WRSP workers and dependents in Jensen is 21.

Maeser Water District

At present, eight WRSP workers live within the Maeser District. All of the workers, as in the Jensen District, are accompanied by their families. All of the eight live in single-family homes. Two of the eight workers are local workers, and the other six now show Maeser as their permanent residence. Total population of WRSP workers and dependents in Maeser is 27.

Ashley Valley Water and Sewer District

The Ashley Valley Water and Sewer Improvement District (AVWSID) is referred to in the monitoring report as "Other Ashley Valley." There are currently 35 WRSP workers living in the AVWSID; five are local and 30 are nonlocal. Of the 30 nonlocal workers, five are single-status, five are single, and 20 are accompanied by

their families. Nineteen of the workers in the AVWSID live in single-family homes, while another 11 live in apartments. Total population of WRSP workers and dependents in the District is 101.

D. School District

Four school districts are within the impact region of the White River Shale Project. They are the Uintah School District, Duchesne School District, Rio Blanco (RE-4) School District, and the Moffatt County School District.

Shown below are the communities in the region, the number of school-aged children from households of WRSP employees, and a local/nonlocal designation:

NO. OF CHILDREN AGED 6-17

	Local	Nonlocal	Total
Uintah School District			
Jensen	4	4	8
Maeser	3	5	8
Naples	0	7	7
Vernal	5	21	26
Other Ashley Valley	5	15	20
Lapoint/Tridell	2	0	2
Duchesne School District			
Roosevelt	0	0	0
Rio Blanco School District			
Rangley	0	0	0
Moffatt County School District			
Dinosaur	1	0	1
No Response	0	2	2
Total	20	54	74

Table II

MARITAL STATUS OF LOCAL WORKERS

March 31, 1984

Current Residence	Single Workers	Married Workers	No Response	Total Local Work Force
Jensen	0	1	0	1
Maeser	0	2	0	2
Naples	0	2	0	2
Vernal	3	8	0	11
Other Ashley Valley	1	6	0	7
Lapoint/Tridell	1	1	0	2
Roosevelt	0	0	0	0
On-site	0	0	0	0
Dinosaur	1	1	0	2
Rangely	0	0	0	0
No Response	0	0	0	0
Total Local Work Force	6	21	0	27

Table III

MARITAL STATUS OF NONLOCAL WORKERS
March 31, 1984

Current Residence	Single Workers	Married Workers Spouse Not Living in the Area	Married Workers Spouse Living in the Area	Total Nonlocal Work Force
Jensen	0	0	4	4
Maeser	0	0	6	6
Naples	1	1	6	8
Vernal	14	10	40	64
Other Ashley Valley	5	3	20	28
Roosevelt	0	0	0	0
On-site	0	4	3	7
Dinosaur	0	0	1	1
Rangely	0	0	0	0
No Response	2	2	3	7
Total Nonlocal Work Force	22	20	83	125

Table IV

PREVIOUS EMPLOYMENT STATUS
March 31, 1984

	Previously Employed	Previously Unemployed	No Response	Total Work-Force
Local Workers Living in:				
Ashley Valley	16	8	1	25
Colorado	0	2	0	2
Other	0	0	0	0
No Response	0	0	0	0
Total Local Workers	16	10	1	27
Nonlocal Workers from:				
Utah	39	26	4	69
Outside Utah	18	27	5	50
Total Nonlocal Workers	57	53	9	119
No Response	2	2	2	6
Total	75	65	12	152

Table V

WORKERS' CHILDREN PRESENT, BY AGE GROUP
March 31, 1984

Number of Children Present

Current Residence	0-2 Years		3-5 Years		6-11 Years		12-17 Years		Total Children	
	Local	Non-Local	Local	Non-Local	Local	Non-Local	Local	Non-Local	Local	Non-Local
Jensen	1	0	0	1	2	3	2	1	5	5
Maeser	1	0	1	1	2	4	1	1	5	6
Naples	0	1	0	0	0	3	0	4	0	8
Vernal	3	21	4	13	4	13	1	8	12	55
Other Ashley Valley	2	3	4	10	2	6	3	9	11	28
LaPoint/Tridell	1	0	1	0	2	0	0	0	4	0
On-site	0	0	0	0	0	0	0	0	0	0
Roosevelt	0	0	0	0	0	0	0	0	0	0
Dinosaur	0	0	1	0	1	0	0	0	2	0
Rangely	0	0	0	0	0	0	0	0	0	0
No Response	0	0	0	0	0	2	0	0	0	2
Total Children Present	8	25	11	25	13	31	7	23	39	104

Table VI

HOUSING OF LOCAL VS. NONLOCAL WORKERS
March 31, 1984

Type of Housing	Local Workers	Nonlocal Workers	Total Work Force
Single Family Home	19	37	56
Apartment/Condominium	4	41	45
Mobile Home	4	24	28
Recreational Vehicle	0	15	15
Motel	0	5	5
Other	0	1	1
No Response	0	2	2
Total Work Force	27	125	152

Table VII

RESIDENCES OF LOCAL WORKERS
March 31, 1984

Current Residence	Single Family Home	Apartment/ Condominium	Mobile Home	Recreational Vehicle	Motel	No Response	Total Nonlocal Workers
Jensen	1	0	0	0	0	0	1
Maeser	2	0	0	0	0	0	2
Naples	2	0	0	0	0	0	2
Vernal	6	3	2	0	0	0	11
Other Ashley Valley	5	1	1	0	0	0	7
Lapoint/Tridell	2	0	0	0	0	0	2
Roosevelt	0	0	0	0	0	0	0
On-site	0	0	0	0	0	0	0
Dinosaur	1	0	1	0	0	0	2
Total Local Workers	19	4	4	0	0	0	27

Table VIII

RESIDENCES OF NONLOCAL WORKERS
March 31, 1984

Current Residence	Single Family Home	Apartment/ Condominium	Mobile Home	Recreational Vehicle	Motel	No Response	Total Nonlocal Workers
Jensen	1	0	3	0	0	0	4
Maeser	6	0	0	0	0	0	6
Naples	1	5	2	0	0	0	8
Vernal	13	24	16	6	3	2	64
Other Ashley Valley	14	10	2	1	0	1	28
On-site	0	0	0	7	0	0	7
Rangely	0	0	0	0	0	0	0
Dinosaur	1	0	0	0	0	0	1
No Response	1	2	1	1	2	0	7
Total Local Workers	37	41	24	15	5	3	125

TABLE IX
TOTAL EMPLOYEES AND DEPENDENTS
BY LOCALITY
March 31, 1984

Current Residence	Workers	Spouses	Children	Total
Jensen	5	5	11	21
Maeser	8	8	11	27
Naples	10	8	8	26
Vernal	75	48	72	195
Other Ashley Valley	35	26	40	101
Lapoint/Tridell	2	1	4	7
Roosevelt	0	0	0	0
On-site	7	3	1	11
Rangely	0	0	0	0
Dinosaur	3	2	4	9
No Response	7	3	2	12
Totals	152	104	153	409

V. HOUSING MONITORING DATA

This section of the Monitoring Report presents occupancy rates, rental costs, and other data on housing in Ashley Valley. The monitoring of housing is an integral part of the White River Shale Project's housing strategy as stated in Section 3.5 of the WRSP Housing Master Plan.

A. Occupancy Rates and Rental Fees

The following categories of housing are being monitored by the White River Shale Oil Corporation: large apartment complexes, small apartment complexes, duplexes, mobile home parks, RV parks, existing housing presently for sale, condominiums, and motels. The data will be presented on an individual and composite basis for each of the housing projects monitored, and should be useful to WRSOC and the public and private sectors in their decision-making processes.

1. Large Apartment Complexes - A large apartment complex is defined as a rental complex with over 24 units and is managed as a complex. The Ashley Valley has 10 such apartment complexes with a total of 341 units. The monitoring data for the last two quarters are shown below:

		---1st Quarter 1984---			---4th Quarter 1983---		
Complex	No. Units	No. Units Occupied	Rent Per Unit	Vacancy Rate	No. Units Occupied	Rent Per Unit	Vacancy Rate
1	24	23	$312	4%	23	$312	4%
2	28	27	$320	4%	24	$310	14%
3	40	33	$310	18%	31	$310	23%
4	32	27	$250	16%	29	$250	9%
5	40	17	$320	58%	10	$360	75%
6	44	44	$323	0%	44	$310	0%
7	26	26	$100	0%	26	$100	0%
8	31	29	$270	6%	31	$300	0%
9	28	24	$325	14%	11	$325	61%
10	48	48	$325	0%	7	$325	85%
Composite	341	298	$292	13%	236	$297	31%

NA - Not Available

2. Small Apartment Complexes - Small apartments are complexes that have between three and 23 units. A sample of seven such units have been selected for analysis. Different complexes will be selected each year to ensure a somewhat random sample. The data developed for these rental units are:

		---1st Quarter 1984---			---4th Quarter 1983---		
Complex	No. Units	No. Units Occupied	Rent Per Unit	Vacancy Rate	No. Units Occupied	Rent Per Unit	Vacancy Rate
1	8	8	$338	0%	6	$338	25%
2	4	3	$325	25%	4	$275	0%
3	4	4	$300	0%	3	$300	25%
4	4	3	$325	25%	4	$300	0%
5	8	7	$315	13%	7	$315	13%
6	16	13	$200	19%	15	$200	6%
7	8	8	$290	0%	7	$290	13%
Composite	52	46	$280	12%	47	$274	10%

3. Mobile Home Parks - Monitoring was completed for all mobile home parks in the Ashley Valley having more than 100 spaces. The data generated by the survey is shown below:

		---1st Quarter 1984----			---4th Quarter 1983---		
Mobile Home Parks	No. Spaces	No. Spaces Occupied	Rent Per Space	Vacancy Rate	No. Spaces Occupied	Rent Per Space	Vacancy Rate
1	173	95	$ 90	45%	73	$ 93	58%
2	168	87	130	48%	92	160	43%
3	180	12	100	93%	8	150	96%
4	120	111	115	8%	119	110	1%
Composite	641	305	$108	52%	292	$131	54%

4. Recreational Vehicle Parks - Only RV parks having more than 50 spaces are surveyed. At present, that includes two parks. The following data on RV parks have been developed:

		---1st Quarter 1984----			----4th Quarter 1983----		
RV Parks	No. Spaces	No. Spaces Occupied	Rent Per Space	Vacancy Rate	No. Spaces Occupied	Rent Per Space	Vacancy Rate
1	140	24	$160	83%	28	$160	80%
2	110	11	$150	90%	12	$150	92%
Composite	260	35	$154	87%	40	$154	86%

5. Duplexes - Ten duplexes, or 20 units, have been selected for monitoring on a quarterly basis. Some changes in the sample will be made each quarter to provide a more complete cross section of the present rental market for duplexes. No effort is made to distinguish between size, rental fee, or quality in selecting the sample. The survey of 10 duplexes for this quarter shows the following:

		---1st Quarter 1984---			---4th Quarter 1983---		
Duplexes	No. Units	No. Units Occupied	Avg. Rent Per Unit	Vacancy Rate	No. Units Occupied	Avg. Rent Per Unit	Vacancy Rate
10	20	19	$283	5%	18	$326	10%

6. Motel Rooms - During a project's construction period, motel and hotel rooms can be used for housing temporary construction workers. For that reason, WRSOC has selected and will be monitoring the occupancy rate of five motels/hotels in the Ashley Valley. Data will show average occupancy rates for weekdays and weekends for the last month of the

quarter and average daily rate per room. The information collected for the last quarter of 1983 and the first quarter of 1984 is shown below:

		---1st Quarter 1984---			----4th Quarter 1983---		
Hotels	Rooms	Week-Days*	Week-Ends**	Avg. Rate	Week-Days	Week-Ends	Avg. Rate
1	40	75%	40%	$22	50%	25%	$22
2	59	44%	20%	34	40%	20%	34
3	54	42%	21%	30	30%	10%	35
4	166	35%	17%	30	45%	25%	28
5	102	70%	35%	42	65%	20%	45
Composite	420	50%	25%	$33	50%	21%	$33

* Weekdays are Monday, Tuesday, Wednesday, and Thursday

** Weekends are Friday, Saturday and Sunday

B. Existing Housing for Sale

A significant factor in assessing the area's housing situation is the number of existing homes for sale. WRSOC has chosen to monitor this variable by compiling the number of listings of single-family homes held by four of the larger real estate companies in the Ashley Valley (ERA, Century 21, Realty-World, and Aspen Brook). While this method will not provide a total of existing homes for sale, it yields a meaningful barometer of the number and type of homes for sale in the Ashley Valley. The data for the last two quarters from each of the firms is:

	----------Single Family Homes----------							
	0-$59,999		$60,000 - $99,999		$100,000+		Mobile Homes	
	1st Qtr	4th Qtr	1st Qtr	4th Qtr	1st Qtr	4th Qtr	1st Qtr	4th Qtr
Realty-World	9	8	11	17	9	4	6	15
ERA	18	11	20	14	10	8	1	2
Century 21	30	34	60	51	14	10	9	12
Aspen Brook	30	39	39	36	20	18	3	4
Subtotal	87	92	130	138	53	40	19	33

A number of condominium projects have been constructed in the Vernal area. Projects that are being utilized as rental units are included as "Large Apartment Complexes." Shown below are the number of units available and the number of units occupied for the two local condominimum projects:

		---1st Quarter 1984---		---4th Quarter 1983---	
Project	Units	No. Units Occupied	Vacancy Rate	No. Units Occupied	Vacancy Rate
1	48	2	96%	1	98%
2	24	1	96%	1	96%

C. Building Permit Activity

The current building activity in the Ashley Valley is another important element of the local housing situation. To monitor such activity, the report will include the number of building permits issued during the quarter by the public entities. Figures for the fourth quarter of 1983 and the first quarter of 1984 are shown below:

	----1st Quarter 1984-----			----4th Quarter 1983-----		
	Single Family	Mobile Home	Multi-Unit (No. Units)	Single Family	Mobile Home	Multi-Unit (No. Units)
Vernal City	2	29	0	7	63	44
Naples City	3	3	0	7	9	0
Unincorporated Uintah County	15	10	0	15	19	0
Total	20	42	0	29	91	44

SOURCE: City-County Planner's Office, Uintah County, Utah.
Naples City Office, Naples, Utah.
Vernal City Office, Vernal, Utah.

D. Conventional Mortgage Rates

A major component in the housing industry is the financing of a home by a buyer. To monitor this factor, financial institutions in the Ashley Valley will be contacted quarterly to determine interest rates on home mortgages.

The rates and limits on a conventional mortgage for a 30-year fixed payment mortgage are shown below for the four institutions:

	----1st Quarter 1984----		----4th Quarter 1983----	
Lending Institution	Interest Rate	Loan Limit	Interest Rate	Loan Limit
1	13.875	$500,000	13.5	$114,000
2	13.875	500,000	13.375	108,300
3	13.5	114,000	13.625	114,000
4	13.875	Unlimited	13.0	67,500

The current FHA rate is 13.0% with 3-3.5 points.

VI. OTHER SOCIOECONOMIC INFORMATION

In addition to population and demographic data generated by the WRSOC monitoring program, other socioeconomic information is relevant in considering the impact of industrial activities on public entites. This section of the report will provide current information on enrollments in the four local school districts, local unemployment rates, and federal mineral leasing revenues that accrue to the State of Utah. Other data or factors deemed appropriate may be included in this section in the future.

A. School Enrollments

Table X shows the student enrollment for individual schools and school districts that are located within the WRSP impact region. Enrollments for the last three years are shown, in addition to the capacity of each school.

B. Mineral Lease Revenues

Mineral leasing funds represent a portion of the money paid to the U.S. government for the leasing or production of minerals on federal lands and constitute a source of impact assistance for Uintah and Duchesne County entities. One-half of the money paid as mineral lease funds is returned to the state where such lands are located. In Utah, 32.5% of the state's share is appropriated by statute to the Community Impact Fund. Uintah County continues to lead all counties in Utah in the generation of mineral lease money as shown on Table XI.

C. Unemployment Rates

The unemployment rates for selected months in the Uintah Basin region are:

	Apr'83	Jun'83	Aug'83	Oct'83	Dec'83	Feb'84
Duchesne County	13.6	10.9	10.2	10.5	8.0	6.9
Uintah County	13.2	11.3	10.3	9.1	7.8	7.4
Rio Blanco County (CO)	12.6	9.3	7.0	6.1	6.8	7.7
Moffatt County (CO)	15.9	12.9	10.2	10.0	11.8	13.0

SOURCE: Utah Department of Employment Security, Colorado Department of Labor and Employment

Table X

DUCHESNE, UINTAH, AND RIO BLANCO COUNTY (RE-4) SCHOOL DISTRICTS' ENROLLMENT AND CAPACITY

	Enrollment			
	Fall 1981	Fall 1982	Fall 1983	Student Capacity
Uintah District				
Todd Elementary (Westside)	694	695	464	525
West Jr. High (Westside)	237	315	249	234
Ashley Elementary	567	538	552	582
Central Elementary	479	465	433	430
Davis Elementary	N/A	N/A	540	600
Discovery Elementary	630	654	567	587
Lapoint Elementary	N/A	N/A	439	600
Maeser Elementary	647	606	551	701
Naples Elementary	641	646	356	467
Vernal Jr. High	1,002	1,637*	1,597*	959
Uintah High School	791	860	878	922
Learning Center (Special Ed.)	84	90	81	67
Total	5,772	6,506	6,707	6,674
Duchesne District				
Altamont Elementary	387	395	381	332
Altamont High	241	252	276	289
Neola Elementary	251	272	281	435
Tabiona Elementary-High School	124	194	106	655
Duchesne Elementary	420	488	488	375
Duchesne High	303	324	334	416
Myton Elementary	226	241	249	569
ConAmore North (Special Ed.)	22	27	46	26
Roosevelt Elementary	298	345	359	367
East Elemetary (Roosevelt)	639	673	734	527
Roosevelt Jr. High	439	487	527	520
Union High (Roosevelt-Ballard)	595	567	580	600
Total	3,945	4,265	4,361	5,111
Rio Blanco District (RE-4)				
Rangely Elementary	239	320	326	450
Rangely Junior High	152	177	178	181
Rangely High School	150	208	215	380
Total	541	705	719	1011
Dinosaur Elementary**	61	108	79	175

N/A = Not Applicable

* In September of 1982, Vernal Junior High instituted double sessions. The morning session accommodates Grades 6-7, the afternoon accommodates Grades 8-9. The elementary schools in Ashley Valley, for the '82-83 school year, enrolled Grades K-5.

** Students in grades 7-12 from Dinosaur attend the Rangely Junior High and High Schools.

SOURCE: School district officials.

TABLE XI
MINERAL LEASE REVENUES
BY COUNTY

County	FY 1982*	% of Total	FY 1983**	% of Total	FY 1984***	% of Total
Uintah	$ 7,754,331	24.3	$10,649,274	29.5	$ 4,884,133	28.8
San Juan	3,101,738	16.9	4,459,168	12.3	2,228,482	13.1
Emery	2,907,779	15.8	4,325,102	12.0	2,743,316	16.2
Grand	1,903,840	10.4	3,377,523	9.3	1,401,722	8.3
Garfield	1,489,120	8.1	2,103,346	5.8	525,268	3.1
Carbon	1,484,176	8.1	1,611,109	4.5	911,662	5.4
Millard	1,268,073	6.9	1,364,592	3.8	622,371	3.7
Sevier	1,179,987	6.4	1,241,568	3.4	354,902	2.1
Tooele	791,256	4.3	1,188,500	3.3	341,047	2.0
Juab	731,944	4.0	730,026	2.0	409,434	2.4
Kane	663,318	3.6	686,247	1.1	319,741	1.9
Beaver	614,504	3.3	666,354	1.8	191,197	1.1
Iron	533,432	2.9	577,935	1.6	209,474	1.2
Washington	451,144	2.5	489,314	1.4	138,712	.8
Wayne	326,663	1.8	467,129	1.3	175,064	1.0
Duchesne	313,036	1.7	419,091	1.2	536,100	3.2
Box Elder	311,013	1.7	380,584	1.1	115,711	.7
Utah	196,474	1.1	328,371	0.9	80,933	.5
Summit	171,204	.9	282,618	0.8	356,688	2.1
Daggett	164,247	.9	201,872	0.6	160,794	.9
Piute	141,147	.8	176,909	0.5	64,298	.4
San Pete	91,922	.5	129,306	0.4	79,857	.5
Wasatch	89,008	.5	91,613	0.3	45,521	.2
Rich	86,495	.5	80,563	0.2	18,090	.1
Cache	85,524	.5	74,729	0.2	55,517	.3
Morgan	16,568	--	17,208	--	4,866	--
Weber	10,923	--	11,417	--	4,811	--
Salt Lake	10,408	--	10,776	--	5,402	--
Davis	469	--	464	--	2	--
Undistributed	772	--				
TOTAL	$26,890,535		$36,142,708		$16,985,115	

* Includes receipts from BLM dated 11/30/81 and 5/6/82 which fall within the Utah Fiscal year 1982.

** Includes receipts from BLM dated 11/19/82 and 5/10/83 which fall within the Utah Fiscal Year 1983.

*** Includes partial receipts from BLM for the second half of 1983.

SOURCE: State of Utah Division of Finance, BLM Records for Mineral Leasing Act Payments.

Form 1279-3
(June 1984)

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